23 New Lane

Oswaldtwistle, Accrington, BB5 3PH

Reduced To £97,500

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A Superb First Time Buyer Property or Investment Potential for a landlord to add to their portfolio, A Two Bedroom Garden Fronted Terrace House situated in a highly sought after location of Oswaldtwistle with local amenities and bus routes close by. The internal layout comprises: Entrance Vestibule, Hallway with stairs to the first floor, Two Reception Rooms, Fitted Kitchen and Rear Porch. First floor, Landing, Two Bedrooms and Three Piece White Bathroom. Warmed by Gas Central Heating and Mostly uPVC Double Glazed windows. Walled front garden and Enclosed rear yard. NO onward chain and realistically priced for early interest.

Anti-Money Laundering (AML) Checks – To help keep the buying process safe and secure, we are required by law to carry out Anti-Money Laundering (AML) and identity checks for all purchasers. Once your offer has been accepted, a fee of **£48.00 (including VAT) per purchaser** will be payable to cover the cost of these mandatory checks. Completing them promptly helps avoid delays and allows your purchase to progress as smoothly as possible.

Entrance Vestibule

Hallway
Central heating radiator. Stairs to the first floor.

Lounge 14'69 x 11'55 (4.27m x 3.35m)
UPVC Double glazed window and central heating radiator. Newly plastered walls.

Sitting Room 15'34 x 11'92 (4.57m x 3.35m)
Single glazed window and central heating radiator. Fireplace and hearth. Understairs storage.

Kitchen
Two single glazed windows and central heating radiator. hite wall and base units . Black worktops. Electric oven and hob. Inset sink.

Rear porch 8'4 x 6'67 (2.54m x 1.83m)
Single glazed window and door to the rear yard.

First Floor
Landing.

Bedroom One 15'29 x 14'63 (4.57m x 4.27m)
UPVC Double glazed window and central heating radiator. Built in wardrobes.

Bedroom Two 12'01 x 7'61 (3.68m x 2.13m)
UPVC Double glazed window and central heating radiator. Built in wardrobes.

Bathroom
UPVC Double glazed window and central heating radiator. Three piece white suite comprising of panelled bath with Tritan shower, wash basin and WC. Airing cupboard housing central heating boiler.

External
Walled front garden and enclosed rear yard.

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3
Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

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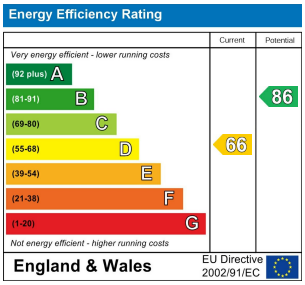
Area Map

Floor Plans

Energy Efficiency Graph



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